

County Council Of Howard County, Maryland

2011 Legislative Session

Legislative Day No. 8

Resolution No. 117-2011

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION adopting Guidelines for the 2030 General Plan, promulgated by the Planning Board, to be used by the Department of Planning and Zoning in the preparation or revision of the General Plan.

Introduced and read first time July 5, 2011.

By order Stephen M. LeGendre
Stephen LeGendre, Administrator

Read for a second time at a public hearing on July 18, 2011.

By order Stephen M. LeGendre
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council
on July 28, 2011.

Certified By Stephen M. LeGendre
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, Section 16.800(c)(1) of the Howard County Code provides that the
2 Director of the Department of Planning and Zoning shall coordinate the preparation and
3 revision of a General Plan for the County; and
4

5 **WHEREAS**, the General Plan shall follow guidelines promulgated by the
6 Planning Board and adopted by the County Council; and
7

8 **WHEREAS**, Section 16.900(j)(4)(ii) of the Howard County Code provides that
9 the County Council shall adopt the guidelines prior to formulation of the General Plan
10 using the guidelines; and
11

12 **WHEREAS**, a citizen task force has provided recommendations to the Planning
13 Board in the preparation of the guidelines; and
14

15 **WHEREAS**, the Planning Board has promulgated guidelines for the General
16 Plan, as attached to this Resolution, and has submitted them to the County Council for its
17 approval.
18

19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
20 County, Maryland this 28th day of July, 2011 that the County Council adopts
21 the Guidelines for the 2030 General Plan as attached to this Resolution.

Amendment 1 to Council Resolution No. 117 - 2011

**BY: Chairperson at the request
of the County Executive
Cosponsored by Calvin Ball, Mary Kay Sigaty,
Jennifer Terrasa and Courtney Watson**

**Legislative Day No. 9
Date: July 28, 2011**

Amendment No. 1

(This amendment makes certain corrections to the Guidelines for the 2030 General Plan.)

1 In the Proposed *Guidelines for the 2030 General Plan*, attached to the Resolution as introduced:

2
3 1. In Vision 1 "Quality of Life and Sustainability";

4 a. In Guideline A, in the first sentence, strike "and health" and substitute "health
5 and human services";

6 b. In Guideline B, after "promoting" insert "connectivity and"; and

7 c. In Guideline B, after "environmental" insert "economic".
8

9 2. In Vision 4 "Community Design";

10 a. In "County Context", in the fourth sentence, strike "*General Plan*" and substitute
11 "Plan";

12 b. In Guideline C, after "future regulations" insert "or strategies";

13 c. In Guideline C, after "design quality," insert "human services"; and

14 d. in Guideline C, after "health assessments" insert "accommodations for persons
15 with disabilities".

16 e. Immediately following Guideline D, insert the following:

17 "E. Identify areas in the County that would benefit from a community-scale plan."

18 3. In Vision 5 "Infrastructure", in "County Context", in the second sentence, after "health" insert
19 "and human services".
20

21 4. In Vision 6 "Transportation", in Guideline C, strike "Implement" and substitute "Promote
22 connectivity between activity centers, promote Transportation Demand Management (TDM) and
23 implement".

ADOPTED July 28, 2011

FAILED _____

SIGNATURE Stephen M. Pelander

1 5. In Vision 8 “Transportation”, in Guideline C, after “research” insert “as well as training and
2 placement for persons with disabilities”.

3
4 6. In Vision 11 “Stewardship”, in Guideline C, strike “Assess the need for” and substitute
5 “Create”.

6
7 7. On page 7, in Section VIII “Potential topics to be addressed”, insert the following topics in
8 alphabetical order:

9 “aging population”, “connectivity”, “Design Advisory Panel”, “human services delivery
10 system”, “Human Services Master Plan”, “infil”, “innovative design”, “older adults”,
11 “parcel aggregation”, “persons with disabilities”, “public art”, “small sector plans”,
12 “special needs population” and “transitions”.

**Amendment to Amendment #1
Council Resolution #117-2011**

**BY: Mary Kay Sigaty
Calvin Ball
Jennifer Terrasa**

**Legislative Day No: 9
Date: July 28, 2011**

Amendment No. 1 to Amendment No. 1

1 *(This amendment to amendment one would suggest that the General Plan 2030 identify areas*
2 *that would benefit from a community scale plan.).*
3
4

5 On page 1, in line 16 of the amendment, insert the following:

6 "e. Immediately following Guideline D, insert the following:

7 "E. Identify areas in the County that would benefit from a community-scale
8 plan.".
9

ADOPTED July 28, 2011
FAILED _____
SIGNATURE Stephen H. Feltner

Amendment 2 to Resolution No. 117 – 2011

**BY: Courtney Watson
Calvin Ball**

**Legislative Day No. 9
Date: July 28, 2011**

Amendment No. 2

(This amendment adds a cost analysis to the General Plan Guidelines.)

1 On page 2 of 7 of the "*Proposed Guidelines for the 2030 General Plan Planning Board*
2 *Recommendations*" attached to this Resolution, in the section labeled "3. Growth
3 Areas", in the subsection labeled "General Plan Guidelines:", following item letter D,
4 insert: "E. Conduct a marginal or average cost fiscal analysis of development scenarios
5 to identify the fiscal impact on the County budget of options for the amount, pace, and
6 composition of future housing and employment growth.".
7

ADOPTED July 28, 2011
FAILED _____
SIGNATURE Stephen McQuinn

**Amendment to Amendment #2
Council Resolution #117-2011**

BY: Courtney Watson

Legislative Day No: 9

Date: July 28, 2011

Amendment No. 1 to Amendment No. 2

1 *(This amendment to amendment two would add the option of conducting an average cost fiscal*
2 *analysis to the guideline.).*

3
4
5 On page 1, in line 4 of the amendment, after "marginal" insert "or average".
6

ADOPTED July 28, 2011
FAILED _____
SIGNATURE Stephen M. Henderson

Proposed *Guidelines for the 2030 General Plan*

Planning Board Recommendations

KEY OPPORTUNITIES AND CHALLENGES

Howard County occupies a prime location at the interface of two important and still growing metropolitan areas – Washington, D.C. and Baltimore, Maryland this affords many economic and quality of life opportunities. The County also has major new opportunities due to BRAC (Base Realignment and Closure) and the expanding roles of NSA (National Security Agency), DISA (Defense Information Systems Agency), and the new Cyber Command – all of which are associated with Fort George G. Meade.

In contrast, some of the foundations for the County's suburban success – raw land, inexpensive fuel, relatively easy commuting – are changing quickly. Global issues such as climate change, economic competition and peak oil are increasingly impacting Howard County and need to be considered as we plan for the next twenty years.

GENERAL PLAN FRAMEWORK

1. Quality of Life and Sustainability

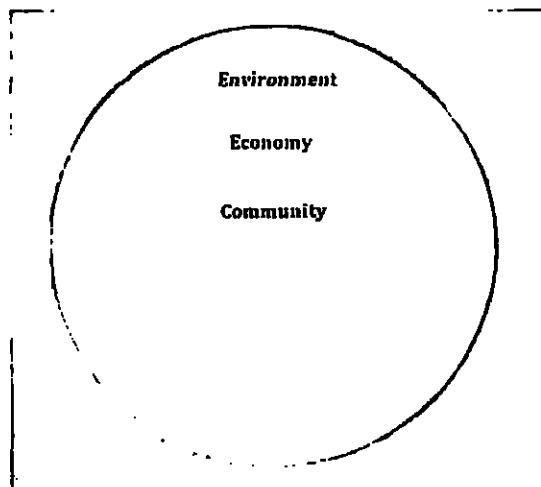
State of Maryland Vision: *A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.*

County Context: Howard County is currently recognized as one of the best places to live in the country. Maintaining the existing very high quality of life for residents and businesses and recognizing opportunities for improvement are key as the General Plan effort moves forward.

General Plan Guidelines:

- A. Define quality of life so that it is meaningful to citizens in terms of access to employment, education and ~~health~~, health and human services. Increase public awareness of how sustainability will enhance our community services, amenities and open space, etc.
- B. Identify goals and strategies for promoting connectivity and environmental, economic and community sustainability so that new development and redevelopment mitigate previous adverse impacts on land, water, air and energy resources.
- C. Promote the coordination of sustainability efforts by various County agencies, the business community, non-profit organizations, citizens and surrounding jurisdictions.
- D. Identify and enhance existing, older communities in the County that need improvements.

SUSTAINABILITY ELEMENTS



2. Public Participation

State of Maryland Vision: *Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.*

County Context: Many of Howard County's residents, business-owners and non-profits from the diverse communities that comprise the County are actively engaged in the County's public processes.

General Plan Guidelines:

- A. Optimize traditional and new forms of outreach, such as social media (Facebook, Twitter, YouTube, blogs, etc.), to broaden the demographics of participation.
- B. Cultivate opinions from under-represented demographic or special populations and organizations that may not be currently, actively engaged in the process.

CONTENT:

3. Growth Areas

State of Maryland Vision: *Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.*

County Context: In response to State Smart Growth requirements, Howard County's designated growth boundary and Priority Funding Area (PFA), is comprised of all land within the Planned Service Area for Public Water and Sewerage. This occupies the easternmost 40% of the County. The Maryland Department of Planning (MDP) has asked local jurisdictions to refine their Priority Funding Areas by identifying more focused target areas for future growth. This approach seeks to decrease new land consumption via compact development and to focus local and state growth management initiatives.

General Plan Guidelines:

- A. Evaluate forecasts for employment, household and population to accommodate Howard County's "fair share" of Maryland's growth.
- B. Establish the County's annual limit for growth outside the PFA, as required by recent State legislation.
- C. Designate specific areas within the County's PFA to encourage new compact, mixed-use development as well as other gray field areas with redevelopment potential.
- D. Develop innovative planning tools to promote well designed communities in the PFA.
- E. Conduct a marginal or average cost fiscal analysis of development scenarios to identify the fiscal impact on the County budget of options for the amount, pace, and composition of future housing and employment growth.

4. Community Design

State of Maryland Vision: *Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.*

County Context: Howard County has considerable experience with planned suburban, mixed-use communities beginning with Columbia, and including Turf Valley, Waverly, Emerson and Maple Lawn. Based on the 2000 General Plan, the County has been developing a variety of approaches for creating new compact, mixed-use, walkable communities. Route 1 rezoning and new design

standards are promoting Transit Oriented Development nodes at existing MARC stations and Corridor Activity Centers as focal points along Route 1. The Downtown Columbia General Plan Plan and zoning revisions require compact, mixed-use, multi-modal redevelopment. Within the Route 40 Study Area zoning to allow changes allow compact mixed-use on select parcels.

General Plan Guidelines:

- A. Encourage compact, mixed-use, walkable designs in targeted areas, consistent with surrounding existing community character
- B. Manage infill and provide pedestrian, bicycle, transit, green space or other enhancements for established neighborhoods.
- C. Identify issues to be better addressed in future regulations or strategies, such as transit, bicycle and pedestrian facilities, design quality, human services, health assessments, accommodations for persons with disabilities and regulatory streamlining.
- D. Identify means of resolving conflicts among agricultural, residential and commercial uses in the Rural West.
- E. Identify areas in the County that would benefit from a community-scale plan.

5. Infrastructure

State of Maryland Vision: *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.*

County Context: Howard County's Planned Service Area for Water and Sewerage (PSA) has long been established as the urban-rural growth boundary and Priority Funding area for Howard County. As additional growth is contemplated within Howard County's PFA, ensuring sufficient capacity of water and sewerage, storm water management, roads and transit infrastructure as well as appropriate levels of schools, fire, police, libraries, parks, health and human services and other government facilities and services is vital.

General Plan Guidelines:

- A. Identify new public facilities and services needed to accommodate projected growth.
- B. Evaluate aging Infrastructure and consider alternatives to address the need for on-going maintenance, updates and improvements.
- C. Identify green technologies to enhance County buildings and services and reduce resource demands.
- D. Coordinate General Plan goals with the County's Capital Improvement Program.
- E. Assess whether the Adequate Public Facilities regulations appropriately address current conditions.

6. Transportation

State of Maryland Vision: *A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.*

County Context: Howard County is well located in terms of access to the state and interstate highway system, rail service, BWI airport and the Port of Baltimore. Access to public transit is, however more limited. Commuter bus and rail service to both Baltimore and Washington is available at several locations in the County. The County's Howard Transit provides fixed route and paratransit service to many locations in the PFA. However, the frequency and reliability of both regional and local service limits use. Howard County is currently evaluating organizational and funding options to

improve local transit via a new Office of Transportation. The County has a Pedestrian Master Plan and is working towards a Bicycle Master Plan.

General Plan Guidelines:

- A. Increase public awareness of the relationship between personal vehicle miles traveled and highway congestion, air quality, greenhouse gases, and energy independence, as well as how compact multi-modal development patterns contribute to a healthier environment and lifestyles.
- B. Develop and implement strategies to make the County a hub in a regional mass transit system.
- C. ~~Implement~~ Promote connectivity between activity centers, promote Transportation Demand Management (TDM) and implement strategies to encourage more citizens to choose transit, walking, bicycling or ride sharing as alternates to the automobile.
- D. Promote modal shifts via employer involvement and incentives.

7. Housing

State of Maryland Vision: *A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.*

County Context: Howard County's success as a location of choice for families and individuals has created high housing demand and prices. While Howard County has innovative affordable housing programs that provide options for many households with incomes below the County median, many people who work in the County commute long distances to obtain more affordable housing. Howard County has a wide variety of housing types, densities and designs. Based on limited land resources and County growth policies, the ratio of new townhouses and apartments has been steadily increasing. This trend has been reinforced by the recent economic downturn and lender financing preferences. The trend to higher density housing should help increase affordable housing choices.

General Plan Guidelines:

- A. Develop housing growth targets that respond to employment growth and workforce housing needs.
- B. Promote affordability and diversity in new housing, innovative green design and aging in place.
- C. Encourage public-private partnerships to provide amenities in affordable housing and future redevelopment.
- D. Develop strategies for homelessness and special needs housing.

8. Economic Development

State of Maryland Vision: *Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services and public facilities are encouraged.*

County Context: Howard County is extremely well located and has been very successful in attracting and growing diverse businesses. While the County has been impacted by the economic downturn, this has been to a much lesser degree than most of the country. Growth associated with Fort Meade will accelerate recovery. The Howard Economic Development Authority (HEDA) has been very effective in working with the business community to establish innovative programs such as the

technology incubator. EDA's 2011 Strategic Plan identifies some issues that should be explored in The General Plan.

General Plan Guidelines:

- A. Identify actions to implement EDA's 2011 Strategic Plan, particularly optimizing Ft. Meade/cyber technology related growth.
- B. Identify options for promoting green industries and natural resource-based business such as solar, wind and other alternative energy sources.
- C. Encourage workforce development and training for high demand and emergent fields, scholarships in sciences and grants for innovative research as well as training and placement for persons with disabilities.
- D. Promote innovations in farming operations, training and marketing; cultivate young and new farmers.

9. Environmental Protection

State of Maryland Vision: *Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.*

County Context: Howard County is a leader in exploring ways to address environmental concerns such as: establishing an office and commission of Environmental Sustainability; developing a Climate Action Plan; adopting Green Building and Green Neighborhood regulations; aggressive recycling programs; purchasing hybrid buses and other fleet vehicles; and numerous public education strategies. The General Plan update is an opportunity for the County to envision an environmentally sustainable future and promote strategies to attain it.

General Plan Guidelines:

- A. Identify options for greater State-regional collaboration and cost sharing for Bay restoration and other environmental programs.
- B. Promote increased participation by private and non-profit sectors in diverse initiatives to improve air quality, land conservation and environmental preservation.
- C. Promote innovative technologies such as ground water re-charge, permeable pavement, gray water capture systems, water conservation plans, water conservation programs and water runoff policies.

10. Resource Conservation

State of Maryland Vision: *Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.*

County Context: Howard County preserves land by a wide variety of means including: public parkland; Columbia Association and HOA open space; agricultural preservation; environmental and forest conservation easements; and floodplain, riparian buffer and steep slope regulations within private developments. 36% of Howard County land is preserved by some type of land conservation measure.

General Plan Guidelines:

EVALUATE ...

- A. Expand the agricultural preservation program to support future farming, farm industries and farming culture.

- B. Establish resource conservation priorities and strategies for the Planned Service Area, as well as the Rural West.

IMPLEMENTATION VISIONS

11. Stewardship

State of Maryland Vision: *Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.*

County Context: Howard County is a community characterized by activism, a respect for the land and an appreciation of all resources and the concomitant responsibilities of citizenship. Recent initiatives such as the Climate Action Plan focus on the community's role of active participation and responsible stewardship by including areas of responsibility for both the County government and for private citizens and businesses.

General Plan Guidelines:

- A. Define stewardship responsibilities for the County government, the business community and private citizens for conservation of natural resources, energy and natural habitat.
- B. Encourage Howard County Public School System and Howard Community College to become leaders in environmental education including curricula in stewardship, sustainability and agriculture.
- C. ~~Assess the need for~~ **Create** a historic preservation plan to broaden awareness of our heritage and encourage renovation and re-use of historic resources.

12. Implementation

State of Maryland Vision: *Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state and interstate levels to achieve these Visions.*

County Context: The County's General Plans have been effective in establishing a broad range of growth management policies and implementing actions. However, as the scope and complexity of issues has increased, The General Plan has grown in size, become less readable and less clear about implementation priorities. The 2000 General Plan established select implementation indicators and reporting requirements, which were helpful, but not sufficient. Given current budget constraints, it will be important to establish clear implementation priorities.

General Plan Guidelines:

- A. Establish short, medium, long term implementation priorities.
- B. Identify separate implementation strategies for government, residents, businesses and non-profit organizations.
- C. Identify collaborative approaches that combine federal, state, county, non-profit and private resources for implementation, including "friends" groups to provide a volunteer pool for activities.
- D. Identify benchmarks for monitoring progress, with flexibility to adjust to changing conditions.

IV. POTENTIAL TOPICS TO BE ADDRESSED

access to jobs	<u>green industries</u>	<u>public art</u>
<u>aging population</u>	Green Infrastructure network	public awareness
agri-businesses	Green Neighborhoods	public education
agricultural preservation	greenhouse gases	public health
agricultural tourism	ground water re-charge	public parkland
air quality	health assessment impact	Public School System
alternate modes of travel	healthy communities	public-private partnerships
amenities and open space	highway congestion	quality of life
Bicycle Master Plan	historic preservation plan	redevelopment potential
BRAC	housing affordability	regional multi-modal transportation
Capital Improvement Program	Howard Community College	resource conservation
Chesapeake Bay restoration	HowardJobs.com	right-to-farm
Climate Action Plan	<u>human services delivery system</u>	roads / transit infrastructure
community goals	<u>Human Services Master Plan</u>	rural zoning
community initiatives	hybrid buses	scenic areas
community services	<u>infill</u>	scholarships in sciences
compact development	innovative capital funding	single parents
compact growth patterns	<u>innovative design</u>	<u>small sector plans</u>
<u>connectivity</u>	innovative technologies	<u>special needs population</u>
conserving rural character	jobs: housing balance	storm water management
curricula in stewardship	land assembly	sustainable communities
Cyber Command	land management tools	sustainable, green technologies
<u>Design Advisory Panel</u>	LEED standards	tax incentives
eco-tourism	live/work balance	tax increment financing
EDA 2011 Strategic Plan	MARC service	TMDLS – total maximum daily loads
emergent fields	mitigate previous adverse impacts	traffic congestion
empty nesters	multimodal transportation system	transfer of development rights
energy conservation	natural resource-based	<u>transitions</u>
energy alternatives	natural systems	transit mode options
enhanced recycling	nutrient reduction targets	transit planning
environmental protection	<u>older adults</u>	transportation demand management
environmentally healthy balance	older uses and buildings	unified code
existing, older communities	open space	urban design assistant teams
<u>financing mechanisms</u>	para-transit service	volunteer clean-up programs
floodplain and riparian buffers	<u>parcel aggregation</u>	water conservation plans
forest conservation easements	Pedestrian Master Plan	Watershed Improvement Plans
full spectrum housing	permeable pavement	watershed restoration strategy
grants for innovative research	<u>persons with disabilities</u>	workforce housing options
gray field areas	Planned Service Area	workforce training
gray water capture systems	Planned Unit Development	young workforce
Green Building regulations	prevent encroachment	zoning innovations
Green Business Council	Priority Funding Area	zoning regulations

Amendment 1 to Council Resolution No. 117 - 2011

**BY: Chairperson at the request
of the County Executive
Cosponsored by Calvin Ball, Mary Kay Sigaty,
Jennifer Terrasa and Courtney Watson**

**Legislative Day No. 9
Date: July 28, 2011**

Amendment No. 1

(This amendment makes certain corrections to the Guidelines for the 2030 General Plan.)

In the Proposed *Guidelines for the 2030 General Plan*, attached to the Resolution as introduced:

1. In Vision 1 “Quality of Life and Sustainability”;

a. In Guideline A, in the first sentence, strike “and health” and substitute “, health and human services”;

b. In Guideline B, after “promoting” insert “connectivity and”; and

c. In Guideline B, after “environmental” insert “, economic”.

2. In Vision 4 “Community Design”;

a. In “County Context”, in the fourth sentence, strike “*General Plan*” and substitute “Plan”;

b. In Guideline C, after “future regulations” insert “or strategies”;

c. In Guideline C, after “design quality,” insert “human services”; and

d. in Guideline C, after “health assessments” insert “, accommodations for persons with disabilities”.

3. In Vision 5 “Infrastructure”, in “County Context”, in the second sentence, after “health” insert “and human services”.

4. In Vision 6 “Transportation”, in Guideline C, strike “Implement” and substitute “Promote connectivity between activity centers, promote Transportation Demand Management (TDM) and implement”.

1 5. In Vision 8 “Transportation”, in Guideline C, after “research” insert “as well as training and
2 placement for persons with disabilities”.

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5 “Create”.

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Amendment 2 to Resolution No. 117 – 2011

**BY: Courtney Watson
Calvin Ball**

**Legislative Day No. 9
Date: July 28, 2011**

Amendment No. 2

(This amendment adds a cost analysis to the General Plan Guidelines.)

1 On page 2 of 7 of the “*Proposed Guidelines for the 2030 General Plan Planning Board*
2 *Recommendations*” attached to this Resolution, in the section labeled “3. Growth
3 Areas”, in the subsection labeled “General Plan Guidelines:”, following item letter D,
4 insert: “E. Conduct a marginal cost fiscal analysis of development scenarios to identify
5 the fiscal impact on the County budget of options for the amount, pace, and
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Proposed *Guidelines for the 2030 General Plan*

Planning Board Recommendations

KEY OPPORTUNITIES AND CHALLENGES

Howard County occupies a prime location at the interface of two important and still growing metropolitan areas – Washington, D.C. and Baltimore, Maryland this affords many economic and quality of life opportunities. The County also has major new opportunities due to BRAC (Base Realignment and Closure) and the expanding roles of NSA (National Security Agency), DISA (Defense Information Systems Agency), and the new Cyber Command – all of which are associated with Fort George G. Meade.

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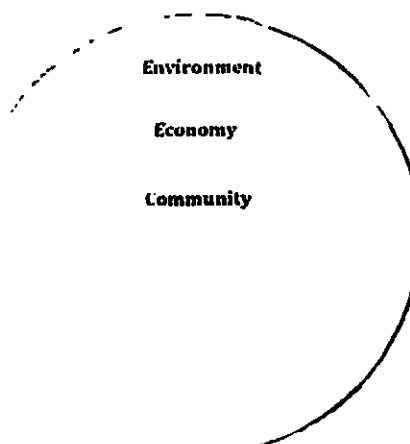
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SUSTAINABILITY ELEMENTS



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CONTENT:

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6. Transportation

State of Maryland Vision: *A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.*

County Context: Howard County is well located in terms of access to the state and interstate highway system, rail service, BWI airport and the Port of Baltimore. Access to public transit is, however more limited. Commuter bus and rail service to both Baltimore and Washington is available at several locations in the County. The County's Howard Transit provides fixed route and paratransit service to many locations in the PFA. However, the frequency and reliability of both regional and local service limits use. Howard County is currently evaluating organizational and funding options to improve local transit via a new Office of Transportation. The County has a Pedestrian Master Plan and is working towards a Bicycle Master Plan.

General Plan Guidelines:

- A. Increase public awareness of the relationship between personal vehicle miles traveled and highway congestion, air quality, greenhouse gases, and energy independence, as well as how compact multi-modal development patterns contribute to a healthier environment and lifestyles.
- B. Develop and implement strategies to make the County a hub in a regional mass transit system.
- C. Implement strategies to encourage more citizens to choose transit, walking, bicycling or ride sharing as alternates to the automobile.
- D. Promote modal shifts via employer involvement and incentives.

7. Housing

State of Maryland Vision: *A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.*

County Context: Howard County's success as a location of choice for families and individuals has created high housing demand and prices. While Howard County has innovative affordable housing programs that provide options for many households with incomes below the County median, many people who work in the County commute long distances to obtain more affordable housing. Howard County has a wide variety of housing types, densities and designs. Based on limited land resources and County growth policies, the ratio of new townhouses and apartments has been steadily increasing. This trend has been reinforced by the recent economic downturn and lender financing preferences. The trend to higher density housing should help increase affordable housing choices.

General Plan Guidelines:

- A. Develop housing growth targets that respond to employment growth and workforce housing needs.
- B. Promote affordability and diversity in new housing, innovative green design and aging in place.
- C. Encourage public-private partnerships to provide amenities in affordable housing and future redevelopment.
- D. Develop strategies for homelessness and special needs housing.

8. Economic Development

State of Maryland Vision: *Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services and public facilities are encouraged.*

County Context: Howard County is extremely well located and has been very successful in attracting and growing diverse businesses. While the County has been impacted by the economic downturn, this has been to a much lesser degree than most of the country. Growth associated with Fort Meade will accelerate recovery. The Howard Economic Development Authority (HEDA) has been very effective in working with the business community to establish innovative programs such as the technology incubator. EDA's 2011 Strategic Plan identifies some issues that should be explored in The General Plan.

General Plan Guidelines:

- A. Identify actions to implement EDA's 2011 Strategic Plan, particularly optimizing Ft. Meade/ cyber technology related growth.

- B. Identify options for promoting green industries and natural resource-based business such as solar, wind and other alternative energy sources.
- C. Encourage workforce development and training for high demand and emergent fields, scholarships in sciences and grants for innovative research.
- D. Promote innovations in farming operations, training and marketing; cultivate young and new farmers.

9. Environmental Protection

State of Maryland Vision: *Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.*

County Context: Howard County is a leader in exploring ways to address environmental concerns such as: establishing an office and commission of Environmental Sustainability; developing a Climate Action Plan; adopting Green Building and Green Neighborhood regulations; aggressive recycling programs; purchasing hybrid buses and other fleet vehicles; and numerous public education strategies. The General Plan update is an opportunity for the County to envision an environmentally sustainable future and promote strategies to attain it.

General Plan Guidelines:

- A. Identify options for greater State-regional collaboration and cost sharing for Bay restoration and other environmental programs.
- B. Promote increased participation by private and non-profit sectors in diverse initiatives to improve air quality, land conservation and environmental preservation.
- C. Promote innovative technologies such as ground water re-charge, permeable pavement, gray water capture systems, water conservation plans, water conservation programs and water runoff policies.

10. Resource Conservation

State of Maryland Vision: *Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.*

County Context: Howard County preserves land by a wide variety of means including: public parkland; Columbia Association and HOA open space; agricultural preservation; environmental and forest conservation easements; and floodplain, riparian buffer and steep slope regulations within private developments. 36% of Howard County land is preserved by some type of land conservation measure.

General Plan Guidelines:

EVALUATE ...

- A. Expand the agricultural preservation program to support future farming, farm industries and farming culture.
- B. Establish resource conservation priorities and strategies for the Planned Service Area, as well as the Rural West.

IMPLEMENTATION VISIONS

11. Stewardship

State of Maryland Vision: *Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.*

County Context: Howard County is a community characterized by activism, a respect for the land and an appreciation of all resources and the concomitant responsibilities of citizenship. Recent initiatives such as the Climate Action Plan focus on the community's role of active participation and responsible stewardship by including areas of responsibility for both the County government and for private citizens and businesses.

General Plan Guidelines:

- A. Define stewardship responsibilities for the County government, the business community and private citizens for conservation of natural resources, energy and natural habitat.
- B. Encourage Howard County Public School System and Howard Community College to become leaders in environmental education including curricula in stewardship, sustainability and agriculture.
- C. Assess the need for a historic preservation plan to broaden awareness of our heritage and encourage renovation and re-use of historic resources.

12. Implementation

State of Maryland Vision: *Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state and interstate levels to achieve these Visions.*

County Context: The County's General Plans have been effective in establishing a broad range of growth management policies and implementing actions. However, as the scope and complexity of issues has increased, The General Plan has grown in size, become less readable and less clear about implementation priorities. The 2000 General Plan established select implementation indicators and reporting requirements, which were helpful, but not sufficient. Given current budget constraints, it will be important to establish clear implementation priorities.

General Plan Guidelines:

- A. Establish short, medium, long term implementation priorities.
- B. Identify separate implementation strategies for government, residents, businesses and non-profit organizations.
- C. Identify collaborative approaches that combine federal, state, county, non-profit and private resources for implementation, including "friends" groups to provide a volunteer pool for activities.
- D. Identify benchmarks for monitoring progress, with flexibility to adjust to changing conditions.

VIII. POTENTIAL TOPICS TO BE ADDRESSED

access to jobs	Green Business Council	public health
agri-businesses	green industries	public parkland
agricultural preservation	Green Infrastructure network	Public School System
agricultural tourism	Green Neighborhoods	public-private partnerships
air quality	greenhouse gases	quality of life
alternate modes of travel	ground water re-charge	redevelopment potential
amenities and open space	health assessment impact	regional multi-modal transportation
Bicycle Master Plan	healthy communities	resource conservation
BRAC	highway congestion	right-to-farm
Capital Improvement Program	historic preservation plan	roads / transit infrastructure
Chesapeake Bay restoration	housing affordability	rural zoning
Climate Action Plan	Howard Community College	scenic areas
community goals	HowardJobs.com	scholarships in sciences
community initiatives	hybrid buses	single parents
community services	innovative capital funding	storm water management
compact development	innovative technologies	sustainable communities
compact growth patterns	jobs: housing balance	sustainable, green technologies
conserving rural character	land assembly	tax incentives
curricula in stewardship	land management tools	tax increment financing
Cyber Command	LEED standards	TMDLS – total maximum daily loads
eco-tourism	live/work balance	traffic congestion
EDA 2011 Strategic Plan	MARC service	transfer of development rights
emergent fields	mitigate previous adverse impacts	transit mode options
empty nesters	multimodal transportation system	transit planning
energy conservation	natural resource-based	transportation demand management
energy alternatives	natural systems	unified code
enhanced recycling	nutrient reduction targets	urban design assistant teams
environmental protection	older uses and buildings	volunteer clean-up programs
environmentally healthy balance	open space	water conservation plans
existing, older communities	para-transit service	Watershed Improvement Plans
financing mechanisms	Pedestrian Master Plan	watershed restoration strategy
floodplain and riparian buffers	permeable pavement	workforce housing options
forest conservation easements	Planned Service Area	workforce training
full spectrum housing	Planned Unit Development	young workforce
grants for innovative research	prevent encroachment	zoning innovations
gray field areas	Priority Funding Area	zoning regulations
gray water capture systems	public awareness	
Green Building regulations	public education	